

CITY ORDINANCE NO. CO-033-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. ZON2021-0006 507 CRESTLAWN DRIVE ANNEXATION, LOCATED GENERALLY NORTH OF CRESTLAWN DRIVE, EAST OF BLUEROSE LANE, AND WEST OF PIERRET DRIVE, AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 4)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. ZON2021-0006 507 Crestlawn Drive Annexation, located generally north of Crestlawn Drive, east of Bluerose Lane, and west of Pierret Drive, and assigning a zoning classification of RS-1 (Residential Single-Family).

SECTION 2: The foregoing described property is located within Lafayette City Council District No. 4.

SECTION 3: The description of the property to be annexed is as follows:

Beginning at a point on the existing City of Lafayette corporate limits, said point is the southwesterly property corner of Mohammed T. Islam and Shameem Akhtar, thence N32°10'34"E, a distance of approximately 429.50', along the northwesterly property line of Mohammed T. Islam and Shameem Akhtar, to the northwesterly corner of said property, thence S58°19'09"E, a distance of approximately 184.23', along the northeasterly property line of Mohammed T. Islam and Shameem Akhtar, to the northeasterly corner of said property and a corner point of the existing City of Lafayette corporate limits, thence S32°10'34"W, a distance of approximately 430.37', along the existing City of Lafayette corporate limits and the southeasterly property line of Mohammed T. Islam and Shameem Akhtar, to the southeasterly corner of said property and the northeasterly right-of-way of Crestlawn Drive, thence N58°02'55"W, a distance of approximately 184.23', along the existing City of Lafayette corporate limits, and the northeasterly right-of-way of Crestlawn Drive and southwesterly property line of Mohammed T. Islam and Shameem Akhtar, to the southwesterly corner of said property, which is also the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City-Parish Consolidated Government - Lafayette Utilities System, dated September 16, 2020 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 72, T10S-R4E 507 CRESTLAWN DRIVE ANNEXATION – APPROX. 1.818 ACRES.**

SECTION 4: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall become effective upon signature of the Lafayette Mayor-President, the elapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon an override of a veto, whichever occurs first; and the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

FROM: Lafayette Zoning Commission and Development and Planning Department

SUBJ: ZON2021-0006 507 Crestlawn Drive Annexation

PETITIONER: Mohammed T. Islam

DATE PETITION FILED: June 24, 2020

DATE OF PUBLIC HEARING: February 22, 2021

DATES OF PUBLICATIONS: February 7, 2021
February 17, 2021
February 21, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: February 22, 2021

RECOMMENDATION: Approve the ordinance that would annex the subject property and assign a zoning classification of RS-1 (Residential Single-Family).

Motion: Pritchard
Second: Doise
Vote: 5-0-0-0
Ayes: Hebert, Doise, Dural, Green, Pritchard
Nays: None
Absent: None
Abstain: None

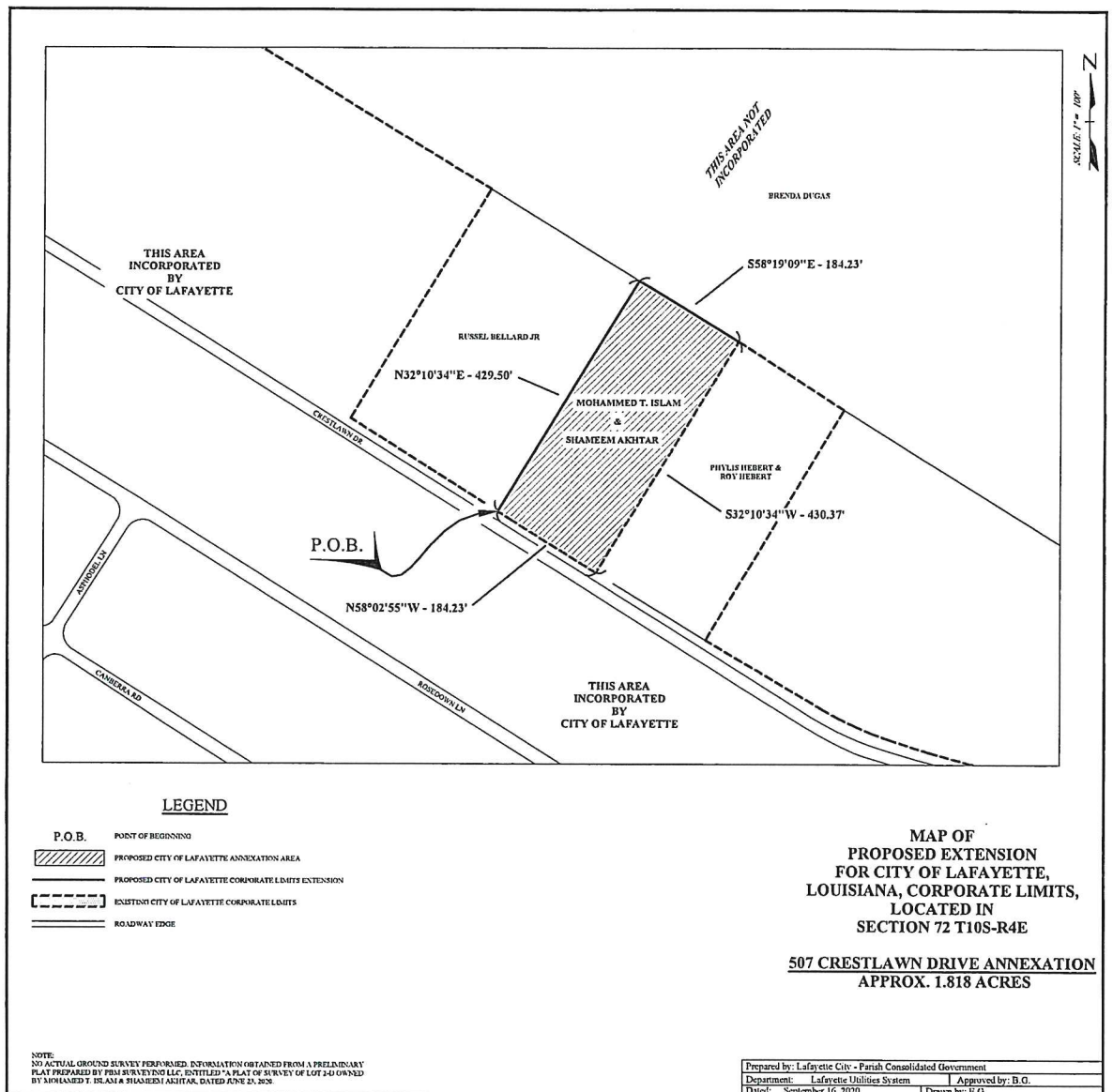
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Mary Sliman, Director
Development and Planning Department



Zoning Commission

Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 1/14/2021

Amended 2/23/2021

ZON2021-0006

City Council District: 3 – Liz W. Hebert

Parish Council District: 4 – John Guilbeau

Applicant: Mohammed T. Islam

Request: Zoning assignment

Location: 507 Crestlawn Drive

Summary of Proposal:

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation in order to receive LUS water service for a single-family residence. This is a requirement of plat approval.

Recommendation:

The staff recommends a zoning assignment of RS-1 (Residential Single-Family).

Reasons for Recommendation:

Single-family zoning is consistent with the land use in the surrounding area.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one phone call requesting information, then being in support of the proposal.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting
February 22, 2021**

ZON2021-0006

To: City-Parish Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 3 – Liz W. Hebert

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Mohammed T. Islam

Request: A request to assign zoning to property proposed for annexation.

Location: 507 Crestlawn Drive

Description: The property is 1.818 acres and is undeveloped. It is located generally north of Crestlawn Drive, east of Bluerose Lane, and west of Pierret Drive. The applicant requests a residential zoning assignment.

Why is Zoning Commission action required?

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Unified Development Code.

The UDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and conditional uses.



Subject property

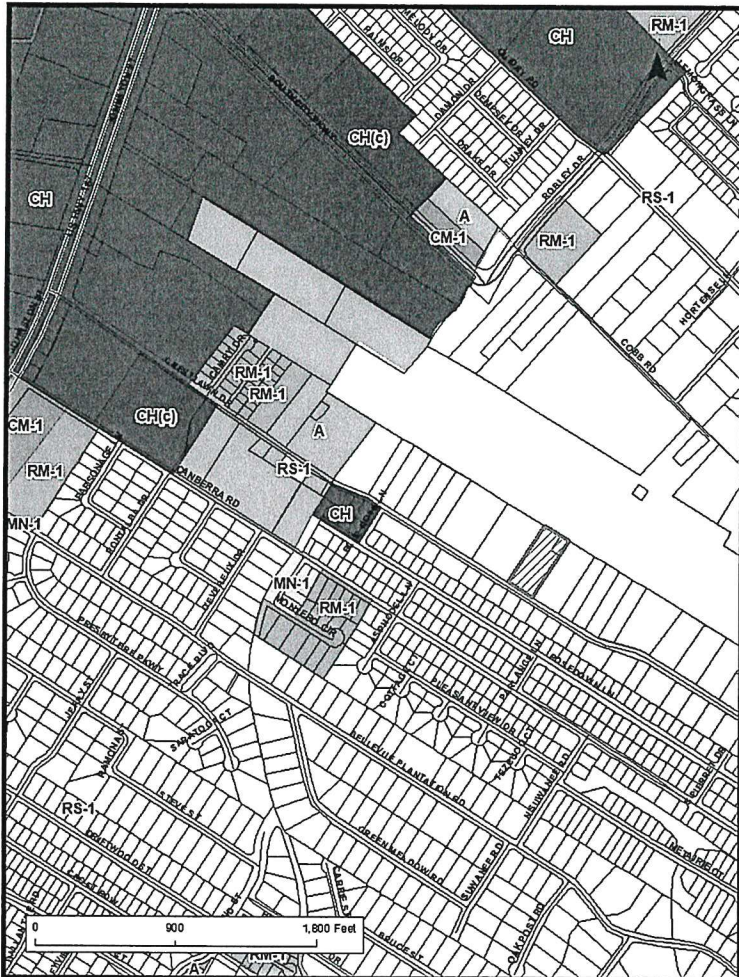


Vicinity

II. ANALYSIS

A. Existing conditions

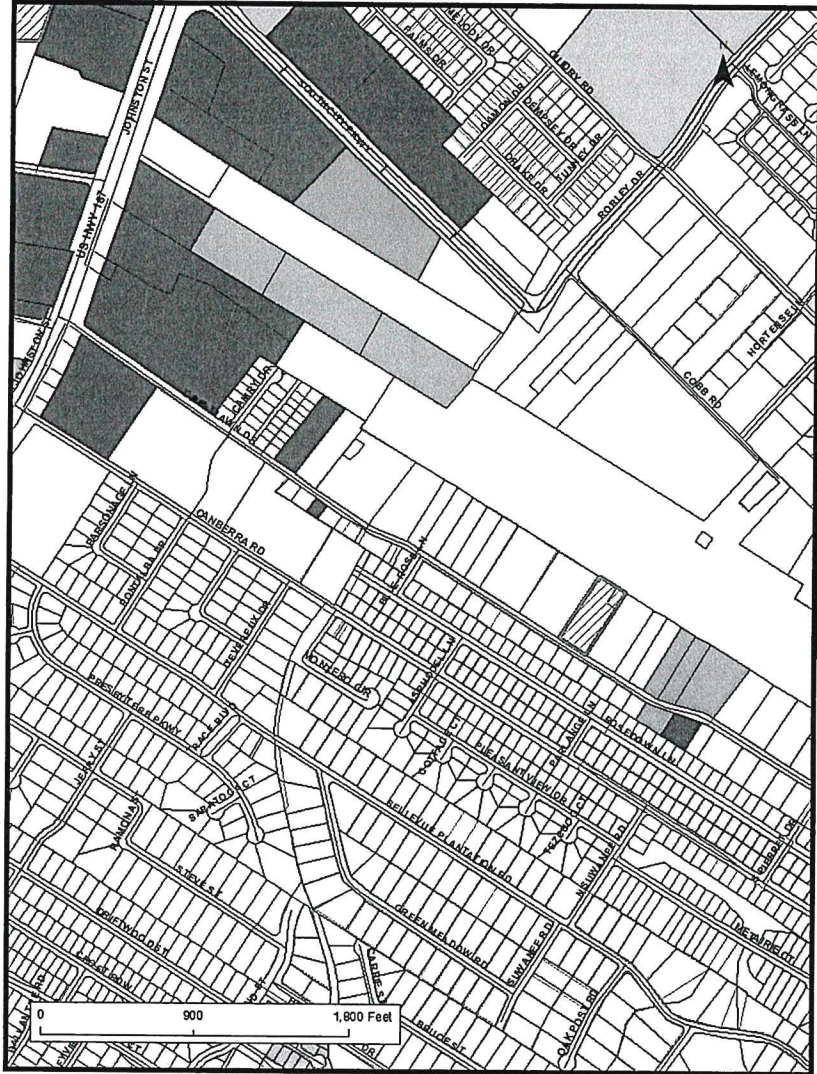
Zoning



Zoning map of the area surrounding the petitioned site

Most of the area is zoned for low density residential uses, with a large portion of adjacent property presently unincorporated. There are commercial zoning districts that follow Johnston Street, with A (Agricultural) districts and a few RM (Residential Mixed) areas.

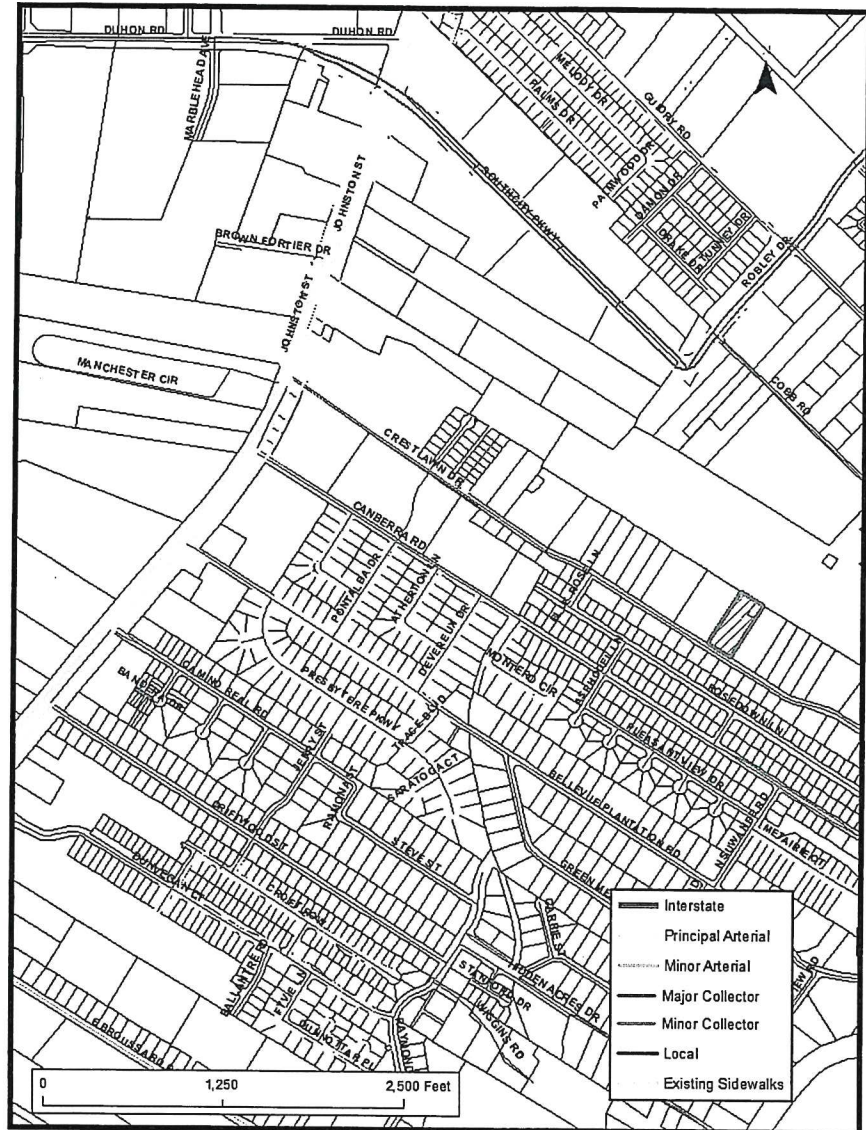
Land Use



Land uses surrounding the petitioned site

Single-family residential use is the predominant residential land use in the area. There are large areas of undeveloped and unincorporated land in the vicinity. Commercial land uses follow on each side of Johnston Street. There are two Industrial uses near the site-one is a towing company, and the other is a car junkyard.

Infrastructure



Street classification and sidewalk inventory

The subject property is in the area of local roads only, without a sidewalk network, in a neighborhood that is bound by the river. Crestlawn Drive does connect with Johnston Street, a Principal Arterial.

B. Recent cases and relevant trends

There was a case in 2017 to rezone an agricultural property at **300 Canberra Road** to a CH (Commercial Heavy) use. (**ZON2017-0036**) This was part of the automobile dealership bordering Johnston Street. The case was approved, with conditions, to ensure that the commercial uses that were located along Johnston did not interfere with or cause problems for the large residential areas away from Johnston Street. A case last year, **ZON2020-0004**, **411 Crestlawn Drive**, is almost identical to our current case. Both properties are being annexed into the city of Lafayette with the zoning of RS-1 (Residential Single-Family).

C. Purpose of rezoning and effect on adjacent land uses

The applicant requests annexation in order to receive city services for a single-family residence. Adjacent land uses are also single-family (as well as undeveloped).

D. Anticipated impact on infrastructure

There is no anticipated impact considering the proposed zoning does not allow more intense uses than what currently exists in the neighborhood.

E. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

N/A.

There was a mistake in the original zoning map or text.

N/A.

The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

Yes. This is an annexation almost identical to one that was done in February of 2020, **ZON2020-0004 411 Crestlawn Drive Annexation**. These two properties are both in an area where most commercial uses follow Johnston and a few of the more major roads. But the rest of the uses as you go from Johnston Street closer to the river, are almost all residential. This area has been dedicated to residential subdivision developments.

The proposed amendment promotes the public health, safety, morals, and general welfare.

NA.

The proposed amendment is compatible with surrounding land uses.

Yes. The subject property is a residential property in the midst of a great many other residential uses. It will be compatible with surrounding land uses as most uses are residential also. The large unincorporated area to the north of the subject property also appears to be residential at this time, but with an extremely low density. It is likely that these unincorporated properties will one day be annexed into the city of Lafayette, probably as residential development.



RECEIVED

FEB 23 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Development and Planning Department
Office of the Director (Route 9010)

TO: Cydra Wingerter **DATE:** February 23, 2021

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0006
507 Crestlawn Drive Annexation

The attached ordinance would annex and assign a RS-1 (Residential Single-Family) zoning classification to property located generally north of Crestlawn Drive, east of Bluerose Lane, and west of Pierret Drive.

The Zoning Commission, at its Monday, February 22, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 9, 2021, with Final Adoption Tuesday, March 23, 2021.

Please call if you have any questions or require additional information in this matter.

A handwritten signature in cursive script, reading 'Mary Sliman', written over a horizontal line.

Mary Sliman
Director

LAFAYETTE CITY COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

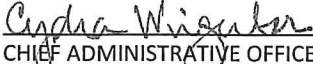
- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would annex property located generally north of Crestlawn Drive, east of Bluerose Lane and west of Pierret Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a RS-1 (Residential Single-Family) zoning classification to the subject property
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: March 9, 2021
 - B. FINAL ADOPTION: March 23, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover Memo from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Zoning Commission Recommendation of Action (1 page)
 - D. Ordinance (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (8 pages)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CYNTHIA WISNIEWSKI, CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-033-2021

1. This ordinance was introduced: Final disposition by Council:
March 9, 2021
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard
NAYS: None
ABSENT: None
ABSTAIN: None
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on March 12, 2021.
3. This ordinance was presented to the Mayor-President for approval on _____, 2021, at _____ o'clock ____m.

CLERK OF THE COUNCIL

4. Disposition by Mayor-President:
- I hereby:
- A. Approve this ordinance, the _____ day of _____, 2021, at _____ o'clock ____m.
- B. Veto this ordinance, the _____ day of _____, 2021, at _____ o'clock ____m., veto message is attached.
- C. Line item veto certain items this _____ day of _____, 2021, at _____ o'clock ____m., veto message is attached.

MAYOR-PRESIDENT

5. Returned to Council Office with/without veto message on _____, 2021, at _____ o'clock ____m.
6. Reconsideration by Council (if vetoed):
- On _____, 2021, the Council did/refused to adopt this ordinance after the Mayor-President's veto.
7. Returned to the Council Office without signature of Mayor-President (*unsigned*) on _____, 2021, at _____ o'clock ____m.

If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.

CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on _____, 2021.